

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address

☐ Individual appearing without attorney
☒ Attorney for: Nancy Zamora, Chapter 7 Trustee

FOR COURT USE ONLY

**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - SAN FERNANDO VALLEY DIVISION**

In re:

KIMBALL WEST SMALL.

CASE NO.: 1:19-bk-11482-VK

CHAPTER: 7

NOTICE OF SALE OF ESTATE PROPERTY

Debtor(s).

Sale Date: 11/18/2021

Time: 1:30 pm

Location: Courtroom 201, Via Zoom.Gov (See Telephonic Instructions on cacb.uscourts.gov. & Supplemental Notice)

☒ Public

☐ Private

Last date to file objections: 10/26/2021

(a) Vacant land in Santa Clara County, California, APN 216-30-045, upon which there exists a billboard sign physically located next to the 101 freeway on Lakeside Drive ("Lakeside Billboard"), and (b) a second billboard located at 2845 Augustine Drive, Santa Clara, California 95051, (the "Augustine Billboard," collectively with the Lakeside Billboard, the "Billboard Properties").

Cash sale, no warranties, "as-is, where-is" "all faults" basis, without warranties, express or implied, and no contingencies, free and clear of all liens, claims, interests and encumbrances. Initial minimum overbid \$60,000.00, minimum increments of \$5,000 thereafter. Overbid deposit \$10,000.00, plus proof of financial worthiness to close sale, payable to "Nancy Zamora, Chapter 7 Trustee" due at sale hearing or prior thereto delivered to counsel for Trustee.

Proposed sale price: \$ 55,000.00

Overbid procedure (if any):

Minimum overbid of \$60,000.00; \$5,000 minimum increments thereafter. Deposit of \$10,000.00 due at sale hearing or delivered to counsel for Trustee prior thereto at address set forth at top left of the first page of this Notice.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

November 18, 2021 at 1:30 p.m. in Courtroom 301, via ZoomGov

The following is the unique ZoomGov connection information for the above-referenced hearing:

Meeting URL: <https://cacb.zoomgov.com/j/>

Meeting ID:

Password:

Telephone:

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

David Seror

Tamar Terzian

Brutzkus Gubner

21650 Oxnard Street, Suite 500

Woodland Hills, CA 91367

Tel: (818) 827-9000

Fax: (818) 827-9049

Email: dseror@bg.law

tterzian@bg.law

Date: 10/28/2021